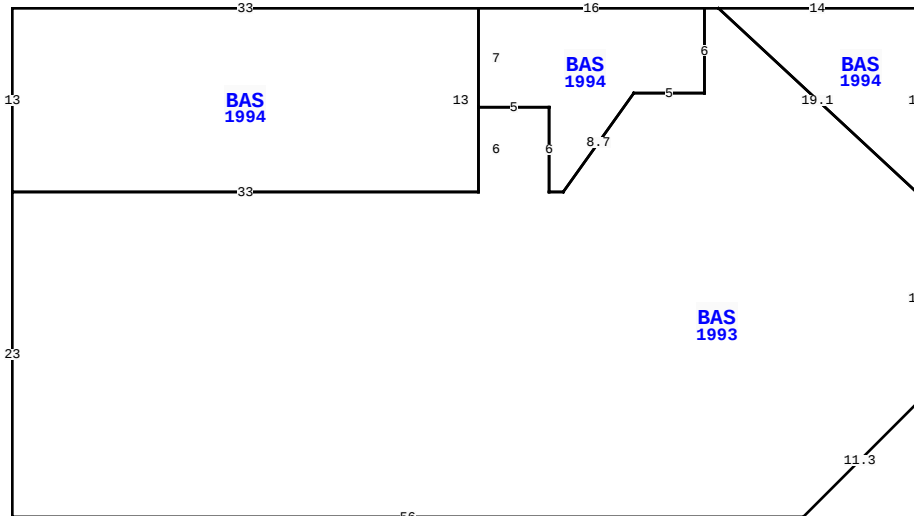


RUBBOZ GEORGE/
8184 BLAZING STAR RD
JACKSONVILLE, FL 32210

51-3N-27-0000-0027-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												PAGE 1 of 1				4
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO	70	1402	04	2,273	100.6950	131.91	299,831	1989	2000	0	0	0	25.00	75.00	VALUATION BY				STANDARD											
Exterior Wall	15	CONC BLOCK	30	1 CONVSTORE 0% - 0												Heated Area: 2273 HX Base Yr																
Roof Structur	09	RIDGE FRME	100																													
Roof Cover	02	ROLL COMP	100																													
Interior Wall	04	PLYWOOD	100																													
Interior Floo	14	CARPET	80																													
Interior Floo	15	HARDTILE	20																													
Ceiling	01	FIN.SUSPD	100																													
Air Condition	04	ROOF TOP	100																													
Heating Type	04	AIR DUCTED	100																													
Fixtures	5	100																														
Frame	03	MASONRY	100																													
Story Height	12	100																														
RMS	5	100																														
Stories	1.	1. 100																														
Units	0	100																														
BUD8 Adjustme	04	DIST 01	100																													
Occupancy	00	OWNER OCC	100																													
Quality	03	Quality Level	03																													
DOR CODE	1410	CONVENIENCE STORES																														
MAP NUM		MKT AREA	04																													
NEIGHBORHOOD/LOC	4051.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,627	100	1993	1,627	160,964																											
BAS	91	100	1994	91	9,003																											
BAS	126	100	1994	126	12,466																											
BAS	429	100	1994	429	42,442																											
TOTALS	2,273			2,273	224,873																											
EXTRA FEATURES				850884 US HWY 17, YULEE																												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
1	0803	ASPHALT C	0	0	0	15,605.00	SF	2.00	2.00	100	1989	1989	3	50	15,605																	
2	0524	PUMP ISLND	0	0	0	160.00	SF	4.50	4.50	100	1989	1989	3	83	598																	
3	0811	CONCRETE B	0	0	0	1,782.00	SF	5.20	5.20	100	1989	1989	3	52	4,819																	
4	0400	CONC CURB	0	0	0	298.00	LF	15.00	15.00	100	1989	1989	3	62	2,771																	
5	4950	BOLLARD	0	0	0	14.00	UT	100.00	100.00	100	1989	1989	3	100	1,400																	
6	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	25	113																	
7	4310	CANOPIES F	0	0	54	23		1,242.00	UT	22.75	22.75	100	1989	1989	3	20	5,651															
TOTAL OB/XF 30,957																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	001410	C	CONV STORE	0	0004	CI	0.00	0.00	38,310.00	SF		1.00	1.00	1.00	8.00	8.00	306,480															